



Introducing to the market a four bedroom semi-detached property, which is spacious throughout with a modern finish. Upon entering you will find a well-equipped kitchen with built in appliances, ample storage and space for a dining table. There is also a downstairs wc and useful storage cupboard found in the hallway. Located at the back of the house is a considerable size living room, with French doors leading out to the garden opening up the space to natural light. Leading outside, the garden is perfect for those who prefer a low maintenance outdoor space, but generous enough for outdoor entertaining and playing. The garden also provides access out to the two allocated parking spaces.

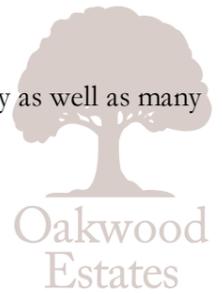


Leading up to the first floor you are presented with three bedrooms , two double bedrooms and one single bedroom. The single bedroom is perfect for a guest room or home office, the remaining bedrooms are both double with built in storage and the larger bedroom benefits from an en-suite bathroom.

The second floor hosts the principal bedroom which is a generous size with plentiful built in storage and a well appointed en suite bathroom

The property is located in a popular area and within catchment for Lowbrook Academy Primary as well as many other well regarded schools

**\*\*Viewings are highly recommended\*\***



# Property Information

# Floor Plan

-  POPULAR LOCATION
-  SEMI DETACHED HOUSE
-  LOFT CONVERSION WITH EN-SUITE
-  LOW MAINTENANCE GARDEN
-  TWO ALLOCATED PARKING SPACES
-  FOUR BEDROOMS
-  GREAT SCHOOL CATCHMENT
-  MODERN FURNISHINGS THROUGHOUT

					
x4	x1	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Waltham Road**  
Approximate Floor Area = 138.11 Square meters / 1486.61 Square feet

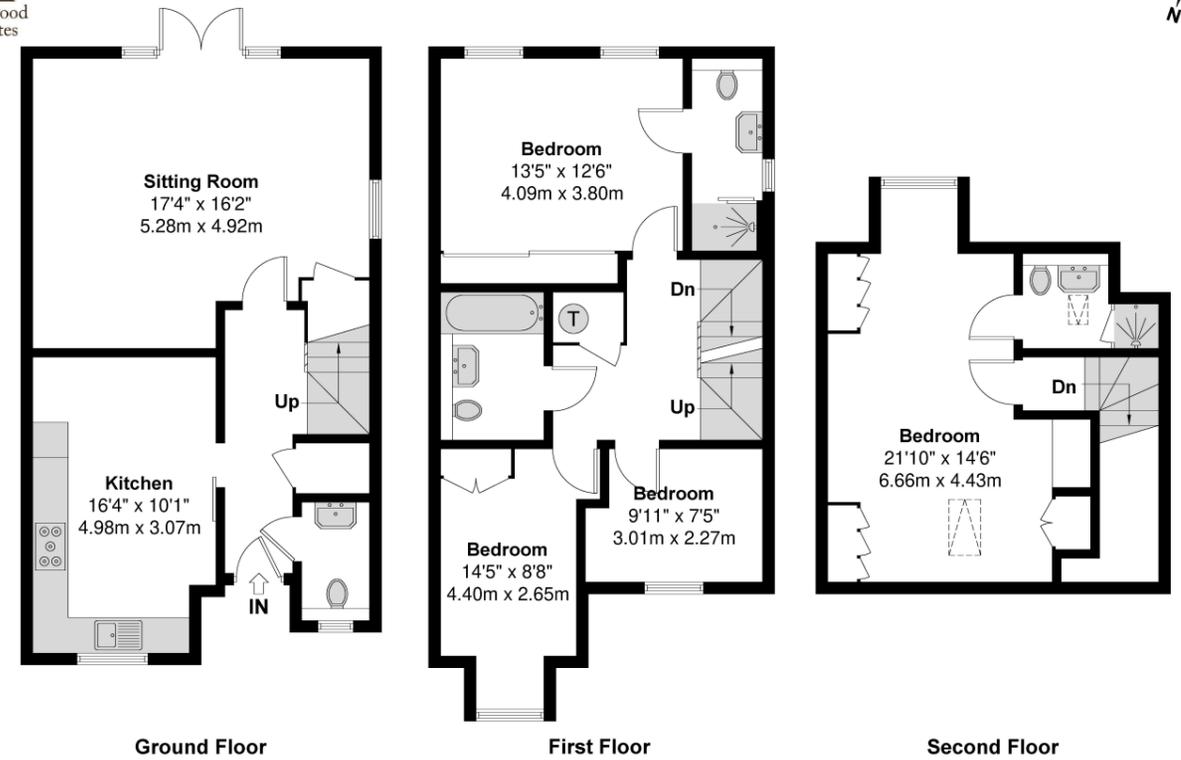


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

## Location

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Ockwells Park. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

## Schools And Leisure

The property is situated in a popular area of Maidenhead with easy access to the A404M / M40 and M4.

There are a number of schools, convenience stores and other amenities nearby. The property falls within the catchment area of Lowbrook Academy, a sought after local school.

## Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			